



Town of Carlisle

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Office of
PLANNING BOARD

MINUTES

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Minutes

February 28, 2005

Minutes

Budget

Annual Town Report

Affordable Housing Plan

Benfield Parcel A Planning Task Force update from Phyllis Zinicola

Request for review of the Comprehensive Permit Application for "Carlisle Woods," adjacent to 926 Maple Street at Billerica town line, application of Massapoag Real Estate Development Corporation (Request of Zoning Board of Appeals)

School Building Committee meeting on 2/17/05 regarding a master plan for building at Carlisle Public Schools

Request for comments on "Emergency Access Plan" prepared for Costello property including and adjacent to 216 Cross Street and Bingham Road

PB Chair **Louise Hara** called the meeting to order at 7:30 p.m. in the Heald Room at Town Hall. Board members **Ray Bahr, Rich Boulé, David Freedman, Kent Gonzales, Peter Stuart** and **Phyllis Zinicola** were present, along with Planning Administrator **George Mansfield** and PB Administrative Assistant **Helen Boos**.

Minutes

The minutes of the last meeting were reviewed. Freedman **moved to accept the minutes as amended of February 14, 2005**. Stuart seconded the motion and it carried 7-0.

Budget

PB members reviewed the draft of the document, "PB presentation to FinCom re: Fiscal FY06 Budget Request" prepared by Freedman, Hara and Boulé. This presentation was prepared at the request of FinCom to further explain and support the PB's request to increase the FY06 Planning & Professional budget line from \$9,000 to \$20,000, to support on-going plan preparation and research. There were no further additions or comments to this document, and it was agreed to present it as is to the FinCom meeting to be held later that same evening.

In the course discussing the budget, the PA reported that he has been receiving calls from Sprint and other wireless companies whose interest in building cell towers in Carlisle has been recently renewed. Apparently, since AT&T was acquired by Cingular, the future of proposed AT&T towers is uncertain because the Cingular wireless equipment does not fit on AT&T towers. The proposed Anderegg cell tower is one such cell tower. Therefore, other providers may decide to proceed independently and select alternate locations. The PB reiterated the need for a wireless study, and cited this as an example of the unpredictability of planning needs that cannot be directly budgeted in advance.

Annual Town Report

The PA reports that he will complete a draft of this report in time for the next PB meeting.

Affordable Housing Plan

Freedman gave an overview of the selection of the consultant, Karen Sunnarborg, citing her concentration on affordable housing planning and her desire to work with towns to follow up on her planning recommendations as her main strong points. Her proposal included a community forum and possibly the EO418 housing component, neither of which was proposed by Ralph Willmer. While waiting for her \$9,500 contract to be signed, Sunnarborg will begin reviewing materials.

Benfield Parcel A Planning Task Force update from Phyllis Zinicola

Zinicola reported that the Task Force has issued an RFQ to companies who can conduct the required archeological survey. A representative from one of these companies (Alan Leveilee of PAL) explained that there are two phases: in Phase 1, the actual survey is conducted (in which sections of the property are hand screened for artifacts, etc.); if anything is found, the process moves to Phase 2, which he did not elaborate on.

Request for review of the Comprehensive Permit Application for “Carlisle Woods,” adjacent to 926 Maple Street at Billerica town line, application of Massapoag Real Estate Development Corporation (Request of Zoning Board of Appeals)

The PB reviewed the minutes of the BOA meeting of 2/3/05. The PB had no further comments.

School Building Committee meeting on 2/17/05 regarding a master plan for building at Carlisle Public Schools

Stuart reported that the emphasis of this meeting was on the need for more space in Carlisle’s schools. In a powerpoint presentation, the Superintendent had expressed the need for ten new classrooms by next fall, with modular classrooms being one possibility. Stuart reported that the Superintendent used two methods to project enrollment, but that they yielded opposite results. He further reported that the School Committee plans to request \$50-100,000 from FinCom/Long-term Cap Committee to prepare a school master plan and program.

Request for comments on “Emergency Access Plan” prepared for Costello property including and adjacent to 216 Cross Street and Bingham Road

The PA reported that there has been no response from the Selectmen regarding the Fire Chief’s request to the BOS that they make a determination as to whether he should be recused from reviewing plans for the development because he is an abutter. He agreed to follow up with the BOS chair, if necessary, to make sure the selectmen take up this request at their 3/1/05 meeting if they have not already done so.

At 8:25 p.m. the Board voted unanimously to adjourn.

Respectfully submitted,

Helen Boos
Administrative Assistant